

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, April 28, 2010  
Town Council Chambers  
Newington Town Hall  
131 Cedar Street, Newington, CT 06111  
7:00 p.m.

## A G E N D A

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010  
– Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from April 14, 2010.

Written communications pertinent to the proposed Plan of Conservation and Development will be received and interested persons may appear and be heard. Copies of the proposed Plan are on file in the office of the Town Planner, Lucy Robbins Welles Library (Adult Reference Desk) and Town Clerk's office for public inspections. The Draft Plan can also be viewed at [www.newingtonct.gov](http://www.newingtonct.gov) Town Departments, Town Planner, Links, Draft 2020 Plan of Conservation and Development.

- B. Petition 06-10 – 425 New Britain Avenue, Unit A, Rotundo Enterprises LLC owner, Burim and Elmedina Hasani 75 Seymour Street, Bristol, CT 06010 applicant, Request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District. Continued from April 14, 2010.
- C. Petition 08-10 – 44 Pane Road, Michael A. Gronski applicant, 54 Pane Road LLC owner requests amendment of Special Exception Petition 7-98, February 25, 1998, conditions of approval. PD Zone District.
- D. Petition 09-10 – Market Square, Newington Chamber of Commerce, 1046 Main Street, Newington, CT 06111, contact David Johnson, 2315 Berlin Turnpike, Newington, CT 06111, Town of Newington owner, request for Special Exception Section 3.2.8 Special Event Classic Car Show, June 10, 2010. Market Square from Constance Leigh Drive to Main Street.

### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

**IV. MINUTES**

April 14, 2010 – Regular Meeting  
April 14, 2010 – Special Meeting

**V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

- A. Petition 05-10 – The Hidden Vine Restaurant, 1052 Main (rear), Motta Investments owner, Salvatore Motta 12 Cumberland Place, Rocky Hill, CT 06067 applicant, Request for seasonal outside dining, Section 3.11.6, B-TC Zone District.

**VII. OLD BUSINESS**

- A. Petition 07-10 – 451 New Britain Avenue, Unit F, Newington 451 LLC owner, Peilin Lu 30C Nanel Drive, Glastonbury, CT 06033 applicant, request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District. Public hearing closed April 14, 2010. Sixty-five day decision period ends June 16, 2010.

**VIII. PETITIONS FOR SCHEDULING (TPZ May 12, 2010 and May 26, 2010)**

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010, Chapter 126, Section 8-23, Continued from April 28, 2010.

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

DRAFT 2020 Plan of Conservation and Development (POCD)

**XI. STAFF REPORT**

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner